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GOVERNOR

STATE OF MICHIGAN

DEPARTMENT OF NATURAL RESOURCES

LANSING



REBECCA A. HUMPHRIES  
DIRECTOR

July 14, 2008

TO: Rebecca A. Humphries, Director

INFORMATION: Natural Resources Commission

Transaction: State Forest Conservation Easement Acquisition  
Pigeon River Country Management Unit – Cheboygan County  
The Hackett Lake Tract  
Land Transaction Case #20070308

Purchase: Conservation easement and public access on 635.55 acres of forestland with  
a 31.5-acre lake – \$2,350,000.00

Descriptions: Cheboygan County, Nunda Township, T33N, R02W, the entirety of  
Section 13, containing 640 acres more or less.

Sellers: Glen and Sharyn Gale, Washington Depot, Connecticut

Option Expires: September 15, 2008, with provision for extension

Stipulations: The Little Traverse Conservancy (LTC) to acquire all remaining interest in  
the offered land.

Reservations: Rights of LTC, as specified in the Conservation Easement

Property Taxes: Not applicable for a Conservation Easement. The property will be owned by  
the LTC, a qualified 501(c)(3) charitable organization.

Authority: Part 21, Subpart 11, of Act 451, Public Acts of 1994, as amended

Notice: This item will appear on the Department of Natural Resources' (Department)  
August 4, 2008 Calendar, and is eligible for approval on August 11, 2008.

Comments: This acquisition involves the protection of 635.55 acres of forest and  
lakefront property, together with the acquisition of public access rights for  
outdoor recreation. The property is bordered to the east by State-owned  
lands, which are managed by the Pigeon River Country Management Unit,  
and to the north by a large block of privately-owned land that is under the

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protection of a conservation easement held by the LTC. The lands to the west and south are privately-owned parcels that have been divided into 5 and 10-acre parcels.

This acquisition is a partnership between the LTC, the Department, and the Michigan Natural Resources Trust Fund (MNRTF). To assist in this transaction, the LTC obtained an Option for the Department to purchase the conservation easement, minerals, and public access rights from the sellers, with the provision that the sellers convey all remaining interest to the LTC, which will hold it for conservation purposes.

The property is located approximately five miles east of the Village of Wolverine, and 12 miles southwest of the recently completed Lee Grande Ranch Conservation Easement project.

This wooded property contains Hackett Lake, a 31.5-acre lake with an estimated maximum depth of 15 feet. The shoreline of Hackett Lake includes marsh-type vegetation, which is typical of most marl-bed-type lakes found in this area. The lake is believed to contain a naturally-reproducing population of cool-water fish species, including largemouth bass, northern pike, and panfish.

The timber on the property includes mixed northern hardwoods, conifers, and aspen. Lowland conifers are found in the northeastern portion of the property, and include spruce, fir, and cedar. There is a significant amount of marketable timber that could be harvested without adversely affecting the wooded character of the property.

The property contains a series of two-track roads and trails, providing adequate access to the interior of the property. The property also contains a lakefront 1,300 square foot, wood-frame cabin with a well and septic system. The cabin does not contribute significant market value to the property and the Department will have the right to either improve or demolish it.

The primary purposes of the easement are to protect the natural resource and watershed values; to manage the property as a "working forest;" to retain high quality habitat for native plants and animals; to maintain and enhance the natural features of the property; and provide public access which is compatible with natural resource protection.

Any activity or use which is inconsistent with the purposes of the conservation easement or which impairs the conservation values of the property is prohibited. The easement has the following key provisions:

Property Management. The Property will be managed for natural resource conservation, forest resource production, and public recreation, according to the Department management planning goals and compartment review procedures. The LTC will be provided opportunity for input into the management goals.

Development. Except for visitor structures such as trails, signs, kiosks, bathrooms, and parking areas, no residential, commercial, or industrial development is permitted. The Department may designate building sites in the future for construction of buildings related to management of the property.

Timber and Vegetation Management. The Department will manage timber and vegetation on the property as a "working forest." In certain areas, vegetation may be managed for recreational purposes and scenic views. Revenue generated from forest management activity will accrue to the Department.

Public Access. Access for public use is provided. The Department may allow forms of non-motorized and motorized public access that will not significantly impair the conservation values of the property.

Hunting and Fishing. Hunting, fishing, and trapping are permitted.

Minerals. The Department will have rights to minerals and mineral production, provided that exploring for, developing or managing surface or subsurface minerals does not have an unreasonably high negative impact on the conservation values of the property. Mineral revenues are to be deposited into the MNRTF.

Baseline Documentation. The LTC is to document the resources and condition of the property at time of acquisition in the "Baseline Documentation Report" which will serve as the objective information baseline for monitoring compliance with the easement.

- Recommendations:
- (1) That purchase of this conservation easement be approved, with payment to be made from the MNRTF, Hackett Lake Conservation Easement, Act 59, Public Acts of 2007.
  - (2) That the property be dedicated as part of the Pigeon River Country Management Unit, with the easement to be administered by Forest, Mineral and Fire Management according to terms and conditions specified in the easement document.
  - (3) That the LTC complete and provide baseline documentation prior to closing.

(4) That the efforts of the LTC in achieving this land protection partnership, as well as its unwavering support for Department programs, be recognized with appreciation.

David E. Freed, Chief  
Land and Facilities

Douglas A. Reeves, Acting Chief  
Wildlife

Lynne M. Boyd, Chief  
Forest, Mineral and Fire Management

Kelley D. Smith, Chief  
Fisheries

Arminda S. Koch  
Resource Management Deputy

I approve the staff recommendations.

Rebecca A. Humphries  
Director

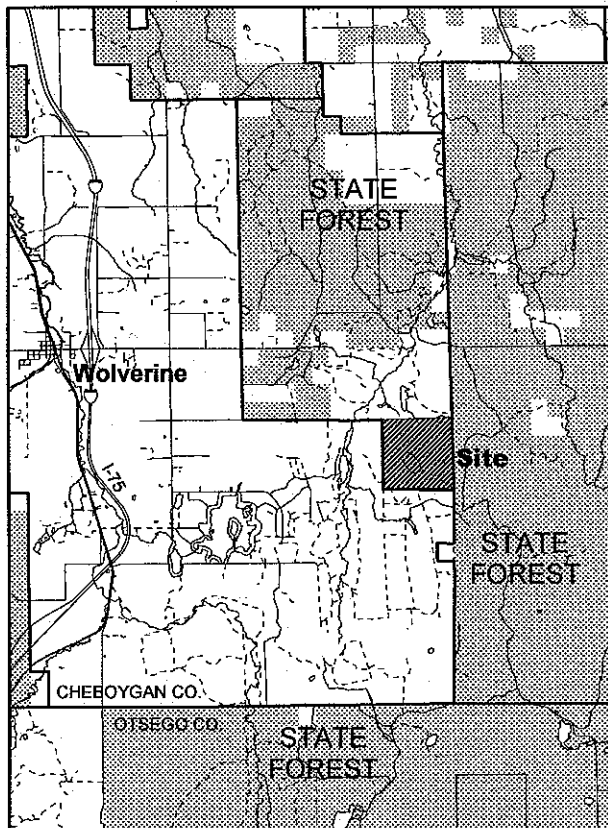
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Date Approved

# STATE FOREST CONSERVATION EASEMENT ACQUISITION

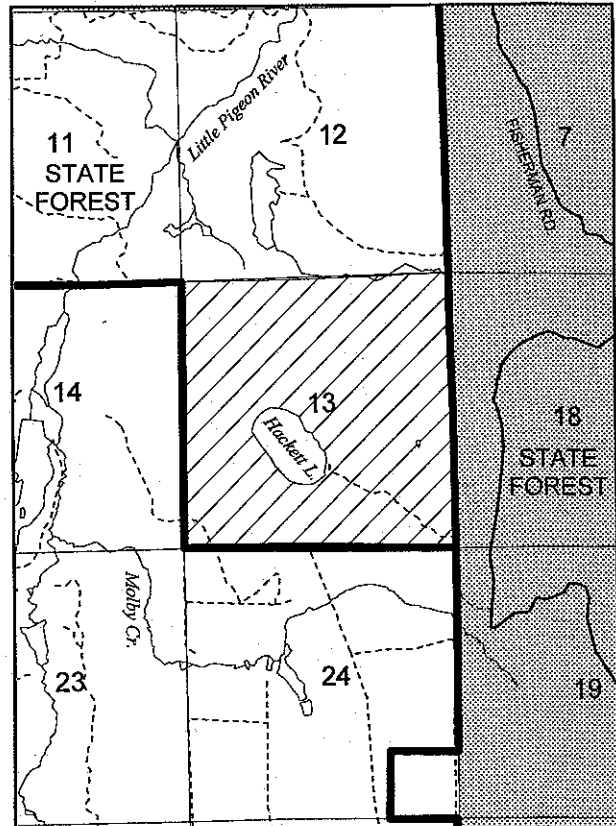
## Pigeon River Country Management Unit - Cheboygan County

### The Hackett Lake Tract

### Land Transaction Case #20070308

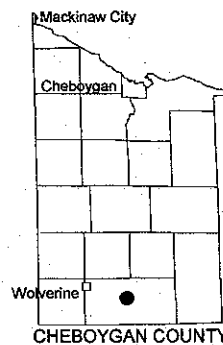


Regional Location



Section 13, T33N, R02W, Nunda Township

- State Forest Boundary
- Conservation Easement Offered to DNR (640.00 acres - \$2,350,000.00)
- State Land
- Private Land



DNR-FMFM  
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07-01-08, 3:00 pm